

AN ORDINANCE 2006-06-01-0671

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lots 2, 3, 4, 5, 6 and 9, Block 2, NCB 2311 from "I-1" General Industrial District and "C-2" Commercial District to "C-3" General Commercial District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.


SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective on June 11, 2006.

PASSED AND APPROVED this 1st day of June, 2006.


M A Y O R
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
For City Attorney

Agenda Voting Results

Name: Z-13.

Date: 06/01/06

Time: 07:41:57 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006107 (District 5): An Ordinance changing the zoning district boundary from "I-1" General Industrial District and "C-2" Commercial District to "C-3" General Commercial District on Lots 2, 3, 4, 5, 6, and 9, Block 2, NCB 2311, 108 South San Jacinto as requested by First National Bank, Applicant, for First National Bank, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

CASE NO: Z2006107

Staff and Zoning Commission Recommendation - City Council

Date: June 01, 2006

Zoning Commission Meeting Date: May 02, 2006

Council District: 5

Ferguson Map: 616 B5

Appeal:

Applicant:

First National Bank

Owner:

First National Bank

Zoning Request: From "I-1" General Industrial District and "C-2" Commercial District to "C-3" General Commercial District

Lots 2, 3, 4, 5, 6, and 9, Block 2, NCB 2311

Property Location: 108 South San Jacinto

Proposal: Bank and Office Use

Neighborhood Association: Avenida Guadalupe Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval.

The subject property is currently undeveloped and consists of 108 and 118 San Jacinto, 1802 and 1810 West Commerce, and 1519 and 1523 Buena Vista Street. The current zoning is I-1 on the northernmost half and C-2 on the remainder. The zoning to the north is I-1, with C-2 zoning to the south. However, the surrounding uses consist of low to medium intensity commercial and multi-family (to the southwest). This area appears to be zoned inappropriately due to the adoption of the 2001 Unified Development Code.

The applicant is requesting C-3 in order to develop a bank and office building. This is an appropriate and beneficial use for this area. Though the requested use could be accomplished with a lower-intensity zoning classification, the applicant is requesting C-3 due to the height restrictions posed by C-2. The maximum height allowed under C-2 is 25 feet, whereas, C-3 zoning has an allowable 35 foot maximum height. Staff has recommended to the applicant that an appropriate building would be one that does not exceed 4 stories in height in order to be in character with the surrounding development. Additionally, staff has suggested that sufficient space for any motor bank queuing be allotted for on site, as to not create stagnant traffic on West Commerce Street or Buena Vista Street.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006107

ZONING CASE NO. Z2006107 – May 2, 2006

Applicant: First National Bank

Zoning Request: "I-1" General Industrial District and "C-2" Commercial Sales District.

Mike Maldonado, 12096 Kings Forest, representing the owner, stated they purchased this property approximately 4 years ago with the intentions of building a First National Bank, which is the purpose of this zoning request.

Mike McCann, 100 W. Cano, Property Manager, stated he understand the heights restrictions on this property and has submitted a site plan to staff.

Staff stated there were 40 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Avenida Guadalupe Association. Prospect Hill Neighborhood Association is in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Rodriguez and seconded by Commissioner Martinez to recommend approval of "C-3NA".

1. Property is located on Lots 2 thru 6 and Lot 9, Block 2, NCB 2311 and 108 South San Jacinto.
2. There were 40 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

AYES: Avila, Robbins, Rodriguez, Gadberry, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING CASE: Z2006-107

City Council District No. 5
 Requested Zoning Change
 From "I-1, C-2"
 To "C-3"
 Date: June 1, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification

